



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00023 Mission Ridge Unit Four
Application Type: Major Final
CPC Hearing Date: April 5, 2012
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: North of Eastlake Boulevard and East of Peyton Drive
Legal Description Acreage: 32.16 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest School: Eastlake High School (0.35 mile)
Nearest Park: Ranchos Del Sol Park (4.34 miles)
Note: Emerald Pass Commercial Unit One, which includes a 3.15-acre park/pond lot, is located 0.33-mile southeast of this subdivision.
Parkland Fees Required: N/A
Impact Fee Area: This property is not located within an Impact Fee Service Area and is not subject to impact fees.
Property Owner: Hunt Mission Ridge, LLC.
Applicant: Hunt Communities Holding GP, LLC.
Representative: TRE & Associates, LLC.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant

South: ETJ/ Vacant

East: ETJ/ Vacant

West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban.

APPLICATION DESCRIPTION

The applicant is proposing a 175 single-family residential lot subdivision, with the smallest lot measuring approximately 5,000 square feet in size and the largest approximately 10,800 square feet in size. Primary access to the development is proposed from Eastlake Boulevard. The subdivision has been granted vested rights under the subdivision code in effect on December 12, 2010.

The applicant is proposing lots that do not meet the dimensional standards as set forth in section

19.11.030.A.1. *(Please note that the City attorney's office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to this subdivision).*

CASE HISTORY

The City Plan Commission approved Mission Ridge Unit Four on the Major Preliminary basis on December 16, 2010.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends ***approval*** of Mission Ridge Unit Four subdivision on a **Major Final** basis.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastlake Boulevard, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation:

Approval.

Engineering & Construction Management - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

The Subdivision is within Flood Zone "X"-Panel # 480212 0250B, dated September 4, 1991.

EPDOT

1. Sidewalks shall be provided as per Section 19.21 (Sidewalks) of the El Paso City Code.
2. Identify 20' access on Block 2.
3. Temporary breakaway guard posts with retro-reflective end of road markers of Type III barricades shall be placed at end of Emerald Sands and Wesleyan Avenue where there is no existing connection to adjacent property.

Notes:

1. Double frontage lots along Eastlake Boulevard shall comply with Section 19.23.040 of the El Paso City Code.
2. Access to Eastlake Boulevard shall be coordinated with El Paso County.
3. Transportation recommends the use of alternative mitigation such as curb extensions throughout the subdivision to reduce vehicle speed.
4. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

Parks and Recreation Department

We have reviewed **Mission Ridge #4**, a major final plat map and offer Developer / Engineer the following comments:

1. Please note that this is a residential subdivision composed of **175** lots and is located within the City of El Paso extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation requirements for parkland as per ordinance Title 19 - Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department. (*ord. 16882 § 2 (part), 2008*) (*ord. No.17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009*)
2. **Also**, please note that there are no recreational areas nearby this development or within a 2.5 mile radius distance, therefore, Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) areas large enough according to proposed density (minimum of 1.75- Acres) of developed parks & recreational areas within this development in the form of neighborhood parks & linear parks which are necessary for the public welfare.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

EPWU Stormwater Division

1. Provide a 20-foot wide drainage/access right-of-way in place of the panhandle access to the proposed pond.

(This comment has been addressed as the entire pond lot will function as a drainage right-of-way.)

2. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with

section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. Section 507.1 Required water supply; an approved water supply shall be provided on premises prior to any building construction

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

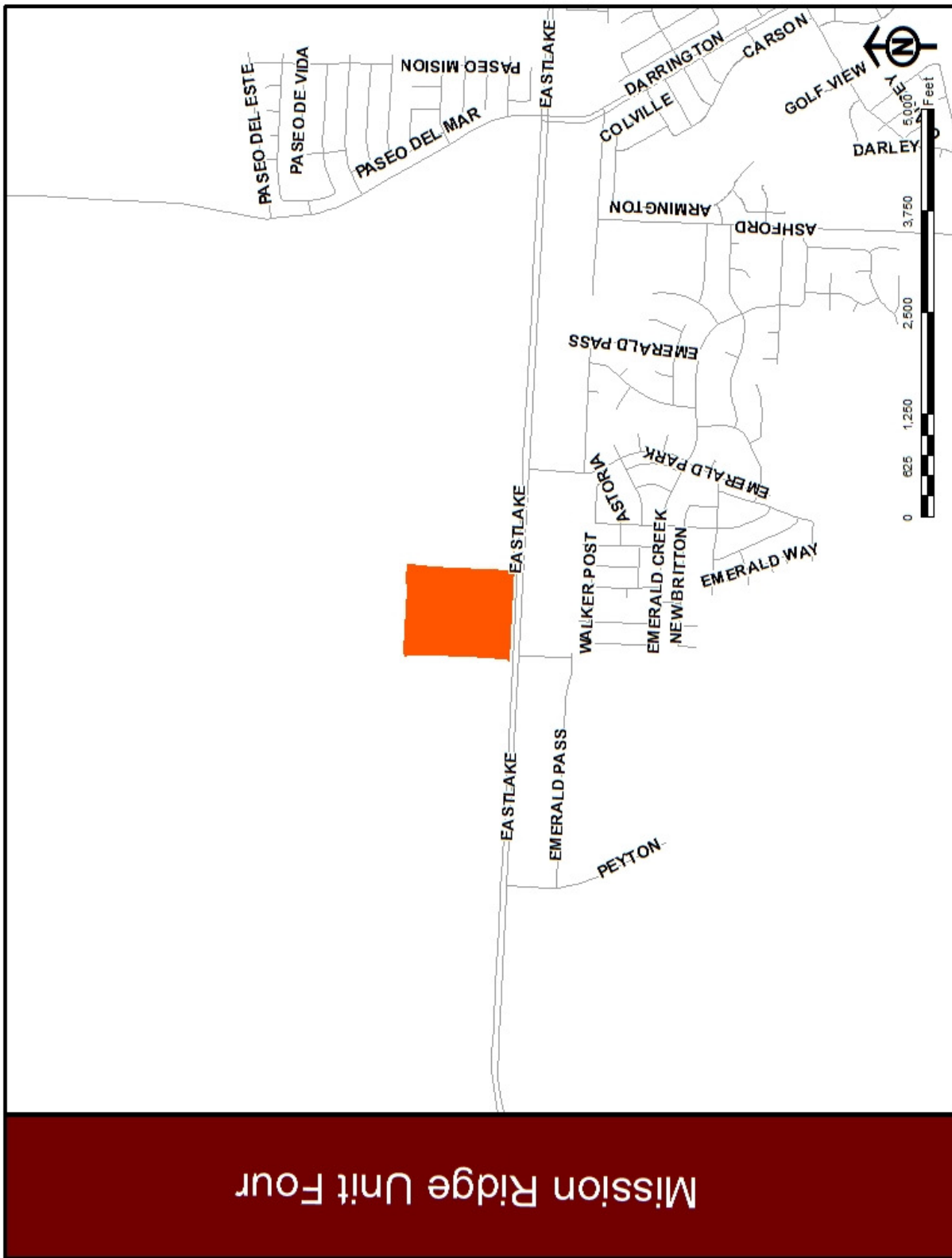
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Application

ATTACHMENT 1



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 1/31/2012

FILE NO. SUSU12-00023

SUBDIVISION NAME: Mission Ridge Unit 4

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section No. 22, Block 79, Township 3,
Texas and Pacific Railway Company El Paso County,
Texas, containing 32.156 AC±
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	21.581	175	Office		
Duplex			Street & Alley	8.990	
Apartment			Ponding & Drainage	1.585	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		176
Industrial			Total (Gross) Acreage	32.156	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Storm drain system conveying the runoff into a
retention pond.
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
12. Developer Hunt Communities Holding GP, LLC 4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC 801 N. El Paso St., Ste. 150 El Paso, TX 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE: 

REPRESENTATIVE 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.